

INDIVIDUAL

Doc#: 2020920282 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 07/27/2020 02:55 PM Pg: 1 of 3

Dec ID 20200601602171  
ST/CO Stamp 1-341-108-960 ST Tax \$1,350.00 CO Tax \$675.00  
City Stamp 0-267-367-136 City Tax: \$14,175.00

BW20050517 1/1  
BW20050517

BWTS No.: BW20050517

THE GRANTOR(S) **YI QIU KONG (married to SONG BAI) and MING RANG BAI (a never married person)**, of HONG KONG for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **\*\*\*** of CHICAGO, IL of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

**\*\*\* WILL RIEBY, as Trustee of THE LEDROIT LIVING TRUST, established 5/1/2020**

**\* THIS IS A NON-HOMESTEAD PROPERTY \***

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: General taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): **17-15-101-026-1648; 17-15-101-026-1326; 17-15-101-026-1327**

Address(es) of Real Estate: **60 EAST MONROE STREET, UNIT 4102  
CHICAGO, ILLINOIS 60603**

Dated this 8th day of May, 2020

  
YI QIU KONG

  
MING RANG BAI

REAL ESTATE TRANSFER TAX	17-Jun-2020
CHICAGO:	10,125.00
CTA:	4,050.00
<b>TOTAL:</b>	<b>14,175.00</b>

17-15-101-026-1648 | 20200601602171 | 0-267-367-136  
\* Total does not include any applicable penalty or interest due.

# UNOFFICIAL COPY

STATE OF HONG KONG S.A.R. COUNTY OF \_\_\_\_\_ SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **YI QIU KONG**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 8th day of May, 2020

Notary Public  
**PETER ALFRED DAVIES.**  
Notary Public,  
Hong Kong.

STATE OF HONG KONG S.A.R. COUNTY OF \_\_\_\_\_ SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **MING RANG BAI**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 8th day of May, 2020

Notary Public  
**PETER ALFRED DAVIES.**  
Notary Public,  
Hong Kong.

Prepared by:  
Novit and Novit, LLC  
100 N. LaSalle Street  
Suite 1700  
Chicago, IL 60602

葉謝律師行及國際公證人  
**YIP, TSE & TANG**  
Solicitors & Notaries  
Rooms 1801-1802,  
18th Floor, Wing On House,  
71 Des Voeux Road Central,  
Hong Kong.

Mail to:  
*Faloon & Kennedy*  
*5 South 6th Ave*  
*La Grange IL 60525*

Name and Address of Taxpayer:

*Will Rigby, Trustee*  
*60 E Monroe St. Unit 4102*  
*Chicago IL 60603*

### REAL ESTATE TRANSFER TAX

17-Jun-2020



COUNTY: 675.00  
ILLINOIS: 1,350.00  
TOTAL: 2,025.00

17-15-101-026-1648

| 20200801602171 | 1-341-108-960

# UNOFFICIAL COPY

BW20050517

## Exhibit A

PARCEL 1: UNIT 4102 AND PARKING UNIT 6-52, 6-53, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-1105-47, A LIMITED COMMON ELEMENT, IN THE LEGACY AT MILLENNIUM PARK CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF PART OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

LOTS 6 AND 7 IN BLOCK 1 IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE LEGACY AT MILLENNIUM PARK CONDOMINIUM DATED SEPTEMBER 25, 2009 AND RECORDED SEPTEMBER 25, 2009 AS DOCUMENT NO. 0926818079, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE EASEMENT AGREEMENT DATED SEPTEMBER 9, 2005 BY AND BETWEEN THE ART INSTITUTE OF CHICAGO, AN ILLINOIS NOT FOR-PROFIT CORPORATION AND MONROE/WABASH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED SEPTEMBER 9, 2005 AS DOCUMENT NUMBER 0525232121 FOR INGRESS AND EGRESS THROUGH THE LOBBY AREA AS DESCRIBED THEREIN AND PURSUANT TO THE TERMS CONTAINED THEREIN.

PARCEL 3: NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE RECIPROCAL EASEMENT AND OPERATING AGREEMENT DATED SEPTEMBER 25, 2009 AND RECORDED SEPTEMBER 25, 2009 AS DOCUMENT NO. 0926818077 BY AND BETWEEN MONROE/WABASH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND MONROE/WABASH SAIC, LLC, A DELAWARE LIMITED LIABILITY COMPANY (ITS SUCCESSORS, GRANTEEES AND ASSIGNS) FOR SUPPORT, COMMON WALLS, CEILINGS AND FLOORS, EQUIPMENT AND UTILITIES, INGRESS AND EGRESS, MAINTENANCE AND ENCROACHMENTS, OVER THE LAND DESCRIBED THEREIN.

PIN: 17-15-101-026-1648, 17-15-101-026-1326, 17-15-101-026-1327

For Informational Purposes only: 60 East Monroe Street, Unit 4102, Chicago, IL 60603